

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NWC Joppa Road and Lackawanna * ZONING COMMISSIONER
 Road *
 1722 E. Joppa Road *
 9th Election District * OF BALTIMORE COUNTY
 4th Councilmanic District *
 Sarandos Macris, et ux * Case No. 97-101-A
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1722 E. Joppa Road in the Towson/Loch Raven community of Baltimore County. The Petition is filed by Sarandos Macris and Eva Macris, his wife, property owners. Variance relief is requested from Section 238.2 of the Baltimore County Zoning Regulations (BCZR) to allow a side/rear yard setback of 0 ft. to 7 ft. in lieu of the required 30 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Sarandos A. Macris, property owner. Also present was his son, Thomas Macris, and William Monk, a Land Use Consultant, engaged by the Petitioner. Numerous residents of the surrounding community appeared and testified in opposition to the request. Serving as spokesman for these members of the community were Wayne Skinner of the Towson/Loch Raven Community Council, Inc., and Donna Spicer. A full record of those who attended and participated at the hearing is contained within the Citizen Sign-in Sheet, which has been placed in the case file.

Testimony and evidence offered on behalf of the Petitioner was that the site is approximately .31 acres in area, split zoned B.R. and D.R.5.5. This property is located at the northwest corner of the intersection of Joppa Road and Lackawanna Road. The property is roughly rectangu-

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Date

By

10/23/96
 M. Monk

lar in shape with narrow frontage along Joppa Road but a significant depth along Lackawanna Road. The front portion of the site facing Joppa Road is zoned B.R. This business zoning classification dominates a majority of the site, however, a small strip of the property is zoned D.R.5.5. That area is in the rear of the property towards the residential community along Lackawanna Road. The frontage of the property is commercial in use and appearance, consistent with the use of the commercial business corridor of Joppa Road in this vicinity.

Presently, the site is improved with an existing brick building which is used as a pizza shop. A small freestanding building is also located on the front of the property adjacent to Joppa Road and is used as a snowball stand. The rear portion of the site is improved with an existing one story building most recently used as a dwelling. The existing brick building will be retained, however, additions will be added to both sides thereof so as to create a 5 bay service garage. The snowball stand building will be removed as will the dwelling to the rear. The parking area will also be enlarged and upgraded so as to provide 18 spaces in total. An area of landscaping, to buffer the site from the residential community to the rear, will also be added. All of the proposed improvements are more particularly shown on Petitioners' Exhibit No. 3.

Mr Monk testified extensively about the existing site and proposed improvements as outlined above. He also discussed the need for variance relief as set forth in the Petition. In this regard, the existing building immediately abuts the side property line shared with the adjacent site known as 1720 Joppa Road. That adjoining property is presently utilized as an existing one story seafood sales business. Mr. Monk also described in detail the landscaping which will be installed. An area of heavy landscaping will be placed in the rear of the site to buffer the use from

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Date

By

10/23/96

M. Monk

the residential community which begins on Lackawanna Road immediately to the rear of the subject site. Landscaping will also be upgraded and added around the perimeter of the site. Mr. Monk noted that the proposed building would be 2440 sq. ft. in area and that the means of vehicular access to the property would remain the same. That is, no new curb cut is proposed along Joppa Road, rather, vehicular access will be by way of an entrance/exit onto Lackawanna Road. Mr. Monk's testimony was that variance relief is required because of the unique configuration of the lot. Particularly, he observed that same is very narrow and that strict adherence to the setback requirements would not permit a practically sized building on the property. He also observed that, in that the existing building would be utilized, there would be no greater impact to the neighboring property than what presently exists.

The Protestants who testified are all opposed to the proposed use of the property. They expressed legitimate concerns over traffic, noise and impacts associated with the proposed service garage. However, as I noted at the hearing, the matter before me is not a "use" case. The Baltimore County Zoning Regulations expressly permit service garages on any property zoned B.R. Thus, the use proposed here is permitted by right. The narrow question presented by the Petitioner is whether setback variance relief should be granted.

Nonetheless, the Petitioner has apparently made efforts to satisfy the surrounding community, In this regard, a list of 22 conditions was submitted by Mr. Skinner on behalf of the Towson/Loch Raven Community Council. The items on this list, dated October 8, 1996, (copy attached hereto) have been agreed to by the Petitioner. Thus, pursuant to the request by the parties, the items on this list shall be added as conditions precedent to the relief granted herein. In my judgment, these

ORDER RECEIVED FOR FILING

Date

By

10/23/96
M. J. G. [Signature]

restrictions are appropriate and it is hoped that they will give the residents some measure of comfort with regard to the potential impact of the proposed business.

In any event, turning to the Petition for Variance, it is clear that same should be granted. I am persuaded that the Petitioner has satisfied the requirements of Section 307 of the BCZR and the case law. The uniqueness of this property is based upon its configuration and narrow width. Strict adherence to the setback regulations is not practical or possible. Moreover, there was no evidence that the grant of the relief would cause adverse impact on the directly affected property containing the seafood sales operation (1720 Joppa Road). The proposed use will not be any different from the existing location of the building and present setback. Lastly, I find that strict adherence to the zoning regulations would cause a practical difficulty upon the Petitioner, in that an insufficiently sized building envelope would result if variance relief were denied.

Finally, it is to be noted that the Protestants also requested that a sidewalk be placed along the entire length of the property along Lackawanna Road. Although a sidewalk is shown on a portion of the property, the Petitioner does not wish to extend same beyond the location as shown on the plan. The community believes that this sidewalk is appropriate and will be helpful to residents and employees who work in the nearby elderly home.

Upon due consideration, I will not require further extension of the sidewalk. Such extension has not been requested by the Dept. of Public Works, or any other County agency, as part of its review process. Moreover, based on my site visit, extension of the sidewalk is not warranted. I noted that the adjacent property down Lackawanna Road does not have a sidewalk, thus, extending the sidewalk on the subject property does not

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Date

By

10/27/96

M. Hoosh

provide a pedestrian passageway to the interior residential community. I will, however, impose the conditions set forth above, as well as the comments set forth above, as well as the comments offered by the Zoning Plans Advisory Committee.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of October, 1996 that a variance from Section 238.2 of the Baltimore County Zoning Regulations (BCZR) to allow a side/rear yard setback of 0 ft. to 7 ft., in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

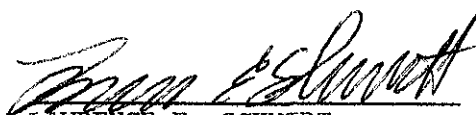
1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, the Office of Planning and the Development Plan Review Division, are adopted in their entirety and made a part of this Order.
3. The Petitioner shall comply with the 22 conditions submitted by the Towson/Loch Raven Community Council, dated October 8, 1996, (copy attached hereto).
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ORDER RECEIVED FOR FILING

Date

By

LES/mmn


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 21, 1996

Mr. and Mrs. Sarandos A. Macris
109 Tregarone Road
Timonium, Maryland 21093

RE: Case No. 97-101-A
Petition for Zoning Variance
Property: 1722 E. Joppa Road

Dear Mr. and Mrs. Macris:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

- c: Mr. William Monk, 222 Bosley Avenue, Suite C-6, Towson, Md. 21204
- c: Mr. Wayne Skinner, c/o Towson/Loch Raven Community Council, 1813 Edgewood Road, Baltimore, Maryland 21234
- c: Ms. Donna Spicer, 8719 Eddington Road, Balto. Md. 21234

MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1722 E. JOPPA ROAD
97-101-A which is presently zoned BR & DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 238.2 TO PERMIT

A SIDE/REAR SETBACK OF 0'-7' IN LIEU OF THE
REQUIRED 30' SIDEYARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. EXISTING BUILDING HAD A VARIANCE, WITH AUTO REPAIR NEED TURNING INTO BAYS RESTRICTED, WOULD LIKE TO EXTEND FRONT WALL OF PROPOSED BAYS IN LIEU OF
2. PROPERTY LONG & NARROW CANNOT MOVE PROPOSED ADDITION TO LACKAWANNA ROAD OR WOULD NEED FRONT YARD VARIANCE.
3. CANNOT TURN BLDG TO FACE JOPPA RD PROPERTY TOO NARROW

Property is to be posted and advertised as prescribed by Zoning Regulations.
 I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

SARANDOS MACRIS

(Type or Print Name)

Sarandos Macris

Signature

EVA MACRIS

(Type or Print Name)

Eva Macris

Signature

109 TREGARONE ROAD 665-9683
 Address Phone No.

TIMONIUM, MD 21093
 City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

WILLIAM MONK

Name

222 BUSLEY AVE

494-8931

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: R.T. DATE 9-3-96

ITEM# 102



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200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21286
(410) 828-9060

97-101-A

AUGUST 28, 1996

DESCRIPTION FOR VARIANCE
AT 1722 E. JOPPA ROAD

BEGINNING for the same at a point distant the two (2) following courses and distances from the intersection formed by the centerlines of Joppa Road (70' right-of-way) and Lackawanna Road (40' right-of-way): (1) N 20° 55' 45" W, 61 feet and (2) S 69° 04' 15" W, 20 feet to the true point of beginning; thence S 23° 46' 17" W, 35.53 feet, thence S 88° 30' 20 W, 42.17 feet, thence N 26° 22' 45" W, 178.00 feet, thence N 69° 04' 15" E, 84.03 feet, thence S 20° 55' 45" E, 151.00 feet to the PLACE OF BEGINNING.

As recorded in Deed 5467, folio 164.



J. Tilghman Downey, Jr.

APPROVED

ITEM # 102

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Westinghouse Avenue, Towson, Maryland 21204 as follows:

Case #87-101-A

(Item 102)

1722 E. Joppa Road

NWC, Joppa Road and Lackawanna Road

5th Election District

4th Councilmanic

Legal Owner(s):

Serandus Macris and Eva Macris

Variance: to permit a

side/rear setback of zero to 7

feet in lieu of the required 30

foot side yard.

Hearing: Tuesday, October 8,

1996 at 2:00 p.m. in Rm. 118,

Old Courthouse.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible; for

special accommodations

Please Call 887-3353.

(2) For information concerning the file and/or hearing,

Please Call 887-3391.

9/19/96 Sept 19

033739

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9-19, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-19, 1996

THE JEFFERSONIAN,

A. H. Enid

LEGAL AD. - TOWSON

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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

024853

DATE

9-3-96 97-102

ACCOUNT

R.001-6150

AMOUNT \$ 285.00

RECEIVED FROM:

SARANDAS MACRIS

FOR:

020 - VARIANCE \$ 250.00
020 - SIGN \$ 35.00

CN+
SIGN

DR. - ATTORNEY
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

187

10/01/01 5:41 PM

6287.00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

97-101-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 102 Petitioner: SARANDOS MACRIS

Location: 1722 E. JOPPA RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SARANDOS MACRIS

ADDRESS: 109 TRAGARONE RD.

TIMONIUM RD. Balt. Md. 21093

PHONE NUMBER: 665-9683

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TO: PUTUXENT PUBLISHING COMPANY
September 19, 1996 Issue - Jeffersonian

Please forward billing to:

Sarandos Macris
109 Tragarone Road
Timonium, MD 21093
665-9683

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-101-A (Item 102)
1722 E. Joppa Road
NWC Joppa Road and Lackawanna Road
9th Election District - 4th Councilmanic
Legal Owner(s): Sarandos Macris and Eva Marcris

Variance to permit a side/rear setback of zero to 7 feet in lieu of the required 30 foot side yard.

HEARING: TUESDAY, OCTOBER 8, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 19, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-101-A (Item 102)
1722 E. Joppa Road
NWC Joppa Road and Lackawanna Road
9th Election District - 4th Councilmanic
Legal Owner(s): Sarandos Macris and Eva Macris

Variance to permit a side/rear setback of zero to 7 feet in lieu of the required 30 foot side yard.

HEARING: TUESDAY, OCTOBER 8, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Sarandos and Eva Macris
William Monk

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 2, 1996

Mr. and Mrs. Sarandos Macris
109 Tregarone Road
Timonium, MD 21093

RE: Item No.: 102
Case No.: 97-101-A
Petitioner: Sarandos Macris, et ux

Dear Mr. and Mrs. Macris:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 3, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: October 1, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 1722 E. Joppa Road

INFORMATION:

Item Number: 102

Petitioner: Macris Property

Property Size: _____

Zoning: BR & DR 5.5

Requested Action: _____

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The proposed redevelopment of the site was granted a limited exemption pursuant to Section 26-238(A7) of the Baltimore County Development Regulations 9/16/96. The petitioner has submitted a redlined plan (received September 11, 1996) which shows landscaping treatment on Joppa Road and along the rear and side property line, a dumpster to the west of parking spaces eight and nine, as well as parking spaces perpendicular to Lackawanna Road.

Due to the existing location of the building, and the irregular nature of the site, this office supports the granting of the setback variance, provided the following comments are addressed:

1. The landscaped area as shown along Joppa Road, consisting of a nine foot wide area (three feet within the right-of-way, six feet within the property) should contain street trees, Zelkova serrata and low plantings. This will be compatible with community/County efforts to revitalize the Joppa Road corridor as per the Loch Raven Village Community Conservation Plan.
2. A final landscape plan should be submitted to the Office of Planning for review prior to approval by the County Landscape Architect.

Prepared by: _____

Division Chief: _____

AFK:JL:lw

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: Sept. 19, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 16, 1996
Item No. 102

The Development Plans Review Division has reviewed the subject zoning item. The parking/service lot must be setback ten feet from public right-of-way.

Please remove Note #8.

A Schematic Landscape Plan must be prepared by a landscape architect.

A Final Landscape Plan must be approved prior to the release of permits.

RWB:HJO:jrb

cc: File

ZONE26D

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Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/19/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 09, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 94, 95, 96, 97, 99, 100,
101 and 102.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED



BALTIMORE COUNTY PERSONNEL
RULES AND REGULATIONS
RULE 24 OTHER LEAVES

REGULATIONS 24.06

Upon taking physical custody of a child who is intended to be adopted, an employee, who is the person primarily responsible for the care and nurturing of the child, may use up to 240 hours for "40 Hours" employees, or 210 hours for "other than 40 Hours" employees of earned sick leave for the care of the adopted child. In the event that both parents are County employees, they may designate who is to be the person primarily responsible for the care and nurturing of the child or they may divide the use of 240 or 210 hours, whichever is applicable, between themselves.

REGULATION 24.07

An employee may use up to a total of 40 hours for "40 Hours" employees, or 35 hours, for employees "other than 40 Hours", of earned sick leave per calendar year for illness of legal dependents residing in the same household as the employee.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Sep 9, 91

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Sep 9, 91

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

102

103

99

94

100

96

97

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

9-10-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 102 (RT)


Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

MICROFILMED Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
1722 E. Joppa Road, NWC Joppa Road
and Lackawanna Road, 9th Election
District, 4th Councilmanic

Sarandos and Eva Macris
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-101-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

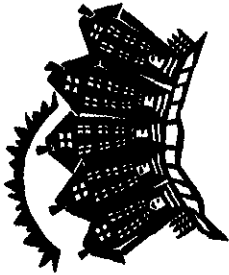
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to William Monk, 222 Bosley Avenue, Towson, MD 21204, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED



M&H Development Engineers, Inc.
200 E Joppa Road
Room 101, Shell Building
Towson MD 21286
(410) 828-9060
Fax: (410) 828-9066

NELSON
ITEM 102

Telefax Cover Sheet

DATE:

8-29-96

TO:

SHARON ALL MARYLAND TITLE.

FROM:

VINCE.

OF PAGES INCLUDING COVER SHEET: 0

If you do not receive all pages or have any problems receiving this transmission, please call the office as soon as possible.

AP-BUILT COST FOR 350 CLUBHOUSE ROAD. HUNT VALLEY. BINDER
FIELD SURVEY. 5 ACT. 9. PLAT SHOWING IMPROVEMENTS. NEED TITLE BINDER
FOR EXCEPTIONS. AMOUNT \$ 525.



Towson - Loch Raven Community Council, Inc.
P.O. Box 27682
Towson, Maryland 21285-7682

October 8, 1996

1722 E. Joppa Road - Proposed Restrictions

- 01) Days of operation - Monday thru Saturday. *OK*
- 02) Mechanical hours of operation
Monday thru Friday - 8:00 am to 6:00 pm *OK*
Saturday - 8:00 am to 4:00 pm
Sunday - closed
- 03) Office hours of operation - one hour before and one hour after *OK*
mechanical hours.
- 04) No parking for staff and/or customers on Lackawanna Road. *OK*
- 05) Delivery trucks for service garage can not exit via
Lackawanna Road thru the neighborhood. Must use *OK*
Lackawanna Road directly to E. Joppa Road.
[when leaving the lot, vehicles must turn right]
- 06) Dumpster - affix dumpster to a concrete pad and provide a
board on board fence to screen the dumpster. It will be *OK*
located on the north side of the site.
- 07) Building - exterior to be constructed with brick skin,
cordory block or similiar treatment. *OK*
- 08) Fencing - board on board fencing between residential areas
and business use. Owner must agree to maintain fence. *OK*
- 09) Buffer - landscaping between residential areas and business
use. Owner must agree to maintain buffer. *OK*
- 10) Lighting - shield away from residential areas. *OK*
- 11) Landscaping along E. Joppa Road - one parking spot removed
to provide more area for landscaping (will be ten feet). *OK*
- 12) Maintenance of Landscaping - owner is responsible for the care
and maintenance of landscaping. Dead bushes, trees, flowers,
etc. are to be replaced by owner. *OK*

O V E R

MICROFILMED

- 13) The owners shall submit for review and approval a landscape plan to the County's Landscape Architect. The details of this plan shall be mutually agreed by the owner and the County's architect. Particular emphasis shall be given to screen the nearby residences. *OK*
- 14) Provide ample parking on commercial site (5 bay and about 13 spaces are to be provided). *OK*
- 15) Signage - use existing pole. Nothing should be added to the base of the pole. It could block drivers' vision when coming out of Lackawanna Road. *sign will be same as OK then now*
- 16) The owner shall not allow damaged or disabled vehicles to be stored outside of the service garage. *OK*
- 17) Untagged vehicles will not be stored on the site or on the public street nearby. *OK*
- 18) No vehicles shall be sold from this location. *OK*
- 19) Customers' cars are not to be test driven throughout the neighborhood - Lackawanna Road, Wayne Avenue and Emge Road. *OK*
- 20) Residue from cleaning the service bays is not to be washed or placed into the storm drains. *OK*
- 21) There shall be no underground tanks or sale of fuel on the site. *OK*
- 22) Upon request and reasonable notice, the owner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Zoning Commissioner's Order. *OK*

Wayne Skinner

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Gerardo A Macri

109 Tregarone RD

TIM MD 21093

Thomas Macri

14 Sinclair Ct

BILL MONIK

222 BOSLEY AVE SUITE C-6
TOWSON, MD 21204



MICROFILMED

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

WAYNE SKINNER

ANDREW Di MARTINO

DONNA SPICER

Corrine A. Kelly

Robert E. Kelly

RUSSELL J. KNESS

Richard b. Burns

RICHARD S. BURNS

GOFF C. COCHRAN

Margaret Cochran

Paul Schillweg

DONALD VIERAIFIS

PAUL GUZZO

TRCC
1813 EDGEWOOD RD 21234

CROMWOOD-CONVENTRY ASSO.
8724 LACKAWANNA 21234

TRCC
8719 EDDINGTON Rd. 21234

8743 Lackawanna Ave 21234

8743 Lackawanna Ave 21234

8745 LACKAWANNA AVE. 21234

8710 LACKAWANNA AVE. 21234

8730 LACKAWANNA AVE 21234

8730 Lackawanna Ave 21234

8719 EDDINGTON RD. 21234

8706 LACKAWANNA AVE 21234

CROMWOOD-CONVENTRY
1826 CROMWOOD RD. 21234

MICROFILMED

Baltimore County Government
Department of Permits and
Development Management

Per No 5



111 West Chesapeake Ave.
Towson, Md. 21204

(410) 887-3335

September 27, 1996

Mr. Sarandos Macris
109 Tregarone Road
Timonium, MD 21093

RE: 1722 E. Joppa Road
DRC Number 09166G , Dist.9C4

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland and as provided in Section 602 (d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on September 16 , 1996, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (A) (7), with road improvements.

MICROFILMED

1722 E. Joppa Road
September 27, 1996
Page 2


A copy of this letter must be presented when submitting engineering/construction plans to this office and/or when applying for a permit with the Permits and Licenses Section.

Be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 27th day of September, 1996, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,


Arnold Jablon
Director

AJ:DTR:jw

c: Bruce Seeley
Carol Brown
File

MICROFILMED

NO. 1722 E. JOPPA ROAD

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council

Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

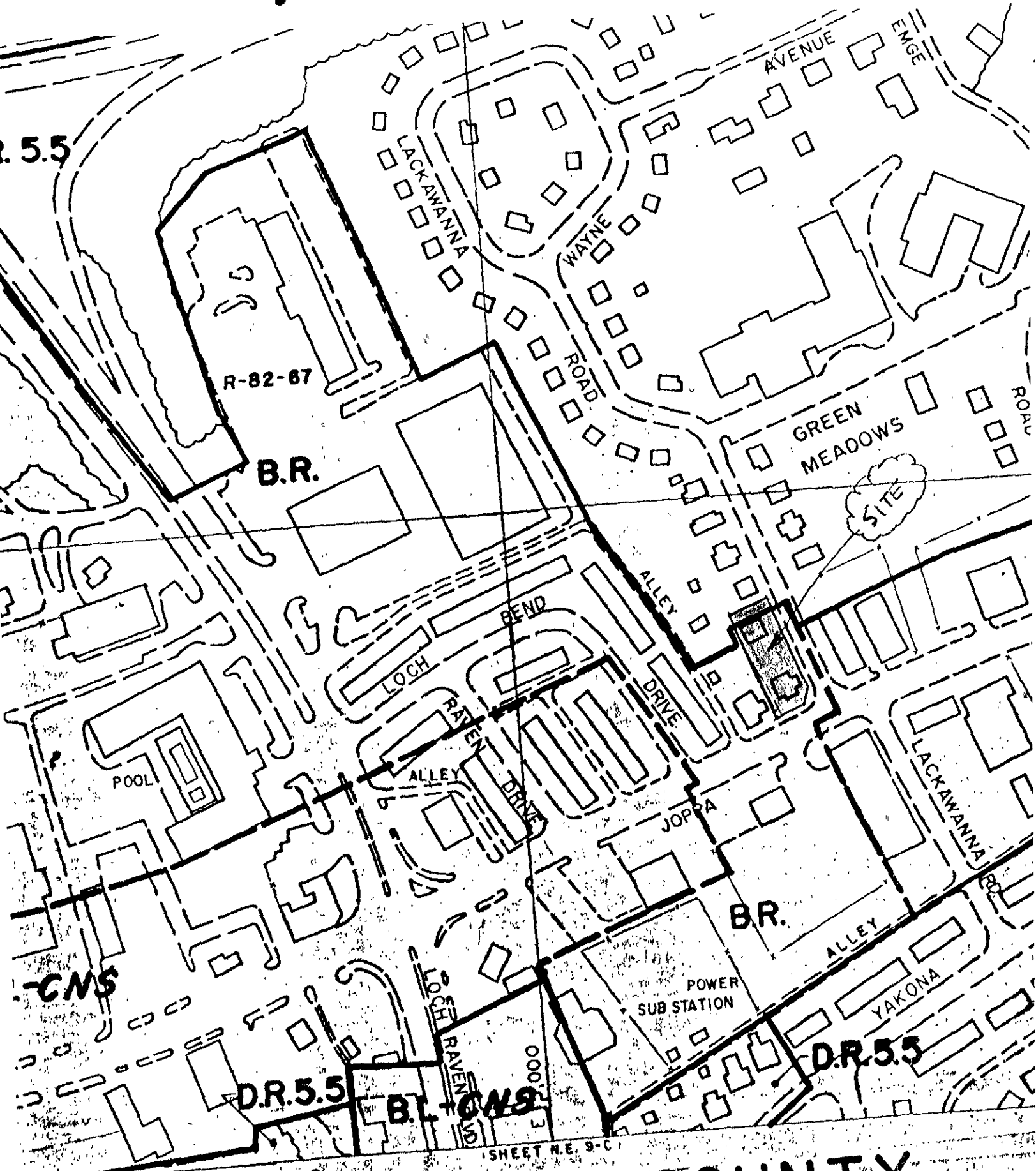
M&H DEVELOPMENT
ENGINEERS, INC.

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
828-9060

William A. Howard IV
Chairman, County Council

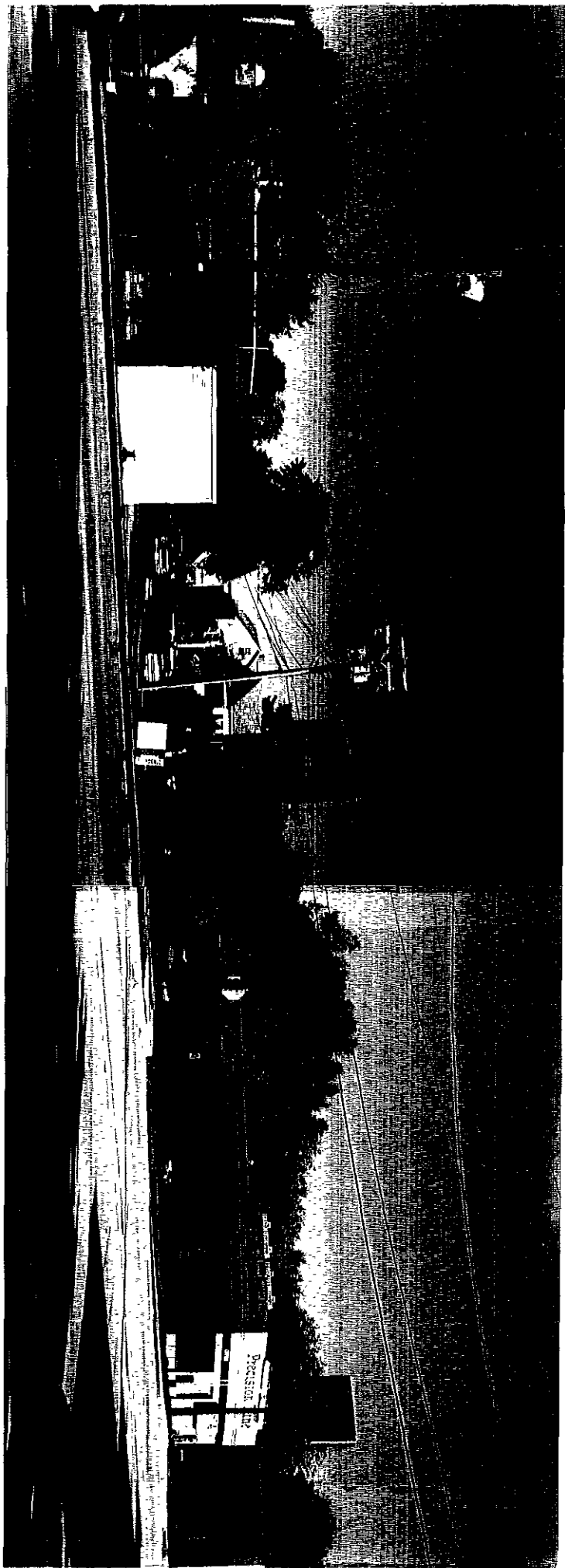
97-101-A

NE 10-C
ITEM # 102

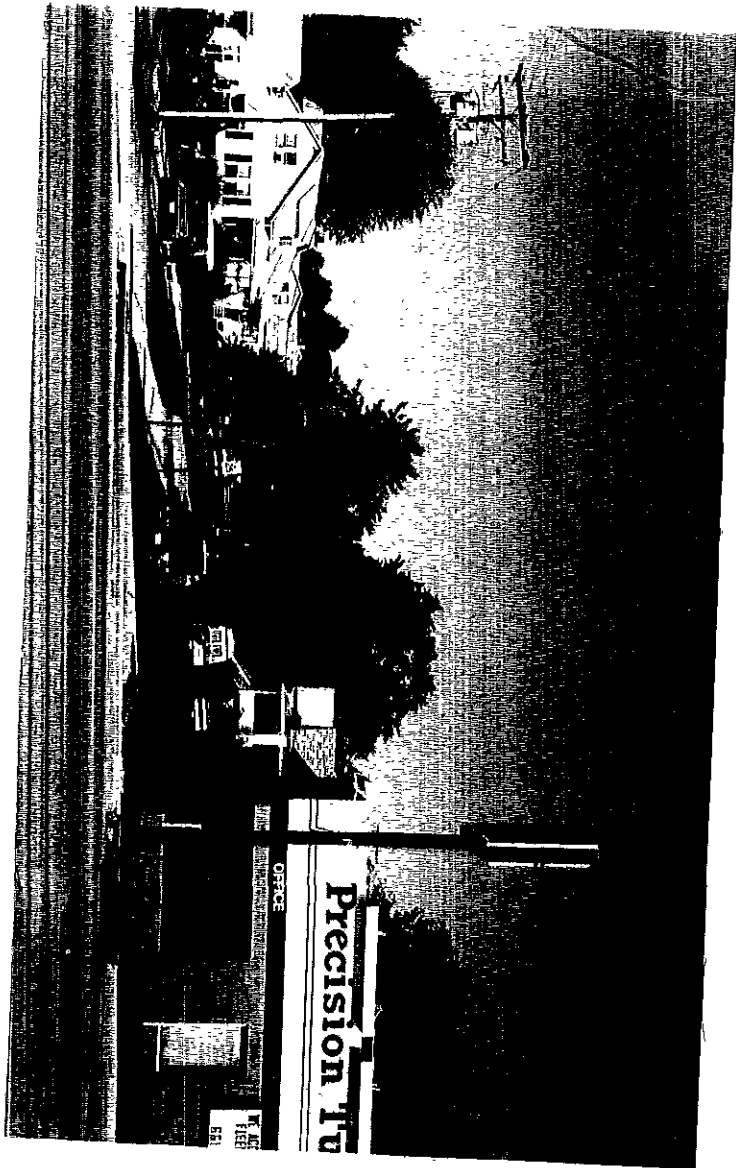


MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING









COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



1722 E. JOPPA ROAD

Ref 1 A

MICROFILMED

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



ADJACENT LAND USE : WEST SIDE

Radio

MICROFILMED



WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

*Ref
11E*



ADJACENT LAND USE LACKAWANNA ROAD

**GREEN HOUSE : ZONED BR
TO BE RAZED AS PART OF THE PROPOSED DEVELOPMENT**

**WHITE HOUSE (# 8706) ZONED DR 5.5
TO REMAIN , NOT PART OF THIS PROJECT**

MICROFILMED

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



VIEW NORTH

LACKAWANNA ROAD



VIEW SOUTH

Ref 15

March 1990

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



VIEW WEST

JOPPA ROAD



VIEW EAST

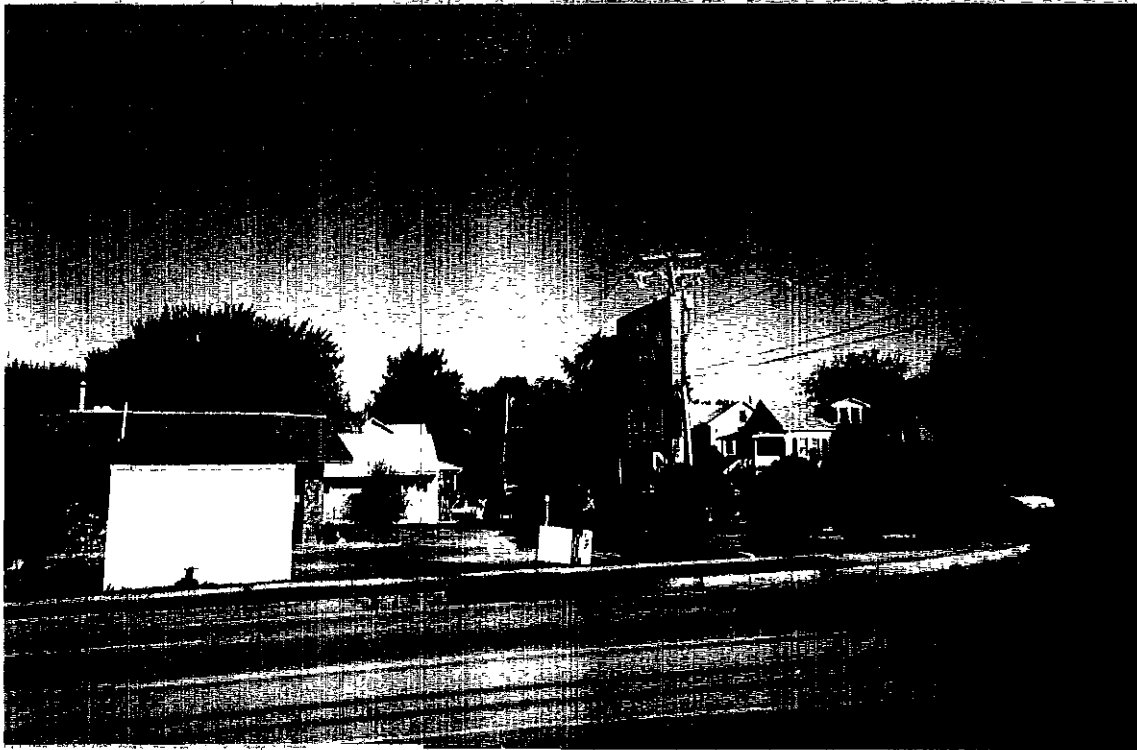
Per 16

MICROFILMED

WILLIAM MONK, INC.

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

LAND USE PLANNING • LANDSCAPE DESIGN



EXISTING LANDSCAPING TO BE REPLACED

Ref No 4

MICROFILMED

EXIST. 1 1/2
STORY
FRAME
DWLG
8706

6 HIGH BOARD
ON BOARD
FENCE

8 LOT

EXIST
FRAME
DWLG
H
8711

JAMES BURNS
3736/230
0902851191

SAM MATRIS
ACCT N° 09055 30420 8200/780

JACOB M. HOLLOPETER TRACT

DR 5.5
BR-65-2

PRECISION -
TONE
EX. 1STORY
AUTO REPAIR
SHOP
COMMERCIAL
PROPERTY.

04511
LACKAWANNA ROAD
LACKAWANNA RD.
(40' R/W)

JOPPA-ROAD

- JOPPA RD

48 FAVING
(70 R/M)

MTI DEVELOPMENT
ENGINEERS, INC.

200 East Joppo Road.
Room 104, Shell Building
Towson, Maryland

NEIGHBORHOOD MAP. 1920

NOTES

- 1 TOTAL AREA OF SITE: 3.51 AC ±, 13003.6 sq
- 2 EXISTING ZONES: BP AND D-3
- 3 AREA ZONED EN = 0.2 AC ±
- 4 EX USE--CARRY OUT & RESIDENTIAL (UNPAVED)
FROM USE AUTO REPAIR
- 5 AREA ZONED D-3 EN = 0.6 AC ±
- 6 EX USE--RESIDENTIAL
FROM USE CARWASHING
- 7 OFF STREET PARKING
- 8 NO OF SPACES REQUIRED:
PROP. ADDITION 800 SF
EXIST. BLDG. -1200 SF
PROP. ADDITION 440
- 9 TOTAL 2440 SF ± $2.3 \frac{2440}{1000} = .9$
- 10 (800 SF + 840 SF)
TOTAL PROVIDED 19 (INCLUDES 1 PARKING SPACE FOR HC)
- 11 CHANGES TO 2015 EXISTING PLAN

6. PROPOSED PARKING LOT TO BE PAVED.
7. VARIANCE REQUESTED TO ALLOW A 0 TO 7' SIDE YARD INSTEAD OF THE REQUIRED 30'.
8. ALL SCREENING SHALL BE WHITE STUCCO REED.
9. EXISTING SIGN ON 110 PROPERTY TO CONFORM TO PLAT-MODEL.
10. ZONING REGULATIONS.
11. COUNCILMANIC DISTRICT: 4
12. FLOOR AREA RATIO = $\frac{24,450}{54} = 452.22$ 18% < 2
13. ZONING HISTORY

15. NO EMPLOYEE OR CUSTOMER PARKING ON LACK AWAANA ROAD

16. ALL EXTERIOR LIGHTING WILL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES

PLAN TO ACCOMPANY APPLICATION FOR ZONING VARIANCE

№ 1722 E JOPPA ROAD
 LOT № 2
 ELECTION DISTRICT № 9
 BALTIMORE CO., MD
 SCALE 1"=20'
 AUGUST 27, 1946
 REV. SEPT. 25, 1946

MICROFILMED

ITEM #102

OWNER:
SAKANPOS & EVA MACRIS

109 TREGARONE ROAD
TIMONIUM, MD 21093
ACCT. N2. 0923005530

5467/164

LETTERS

四、

549

RESIDENTIAL
DONALD VIERKITS
ACT. NO. 0902293337
0906/1

EXIST. 1/2
STORY
FRAMING
DWLG
#8711

Lot 8
EXIST. 1/2
STORY
FRAMING
DWLG
#8711

JAMES BURNS
3736/230
0902851191

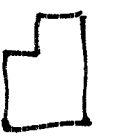
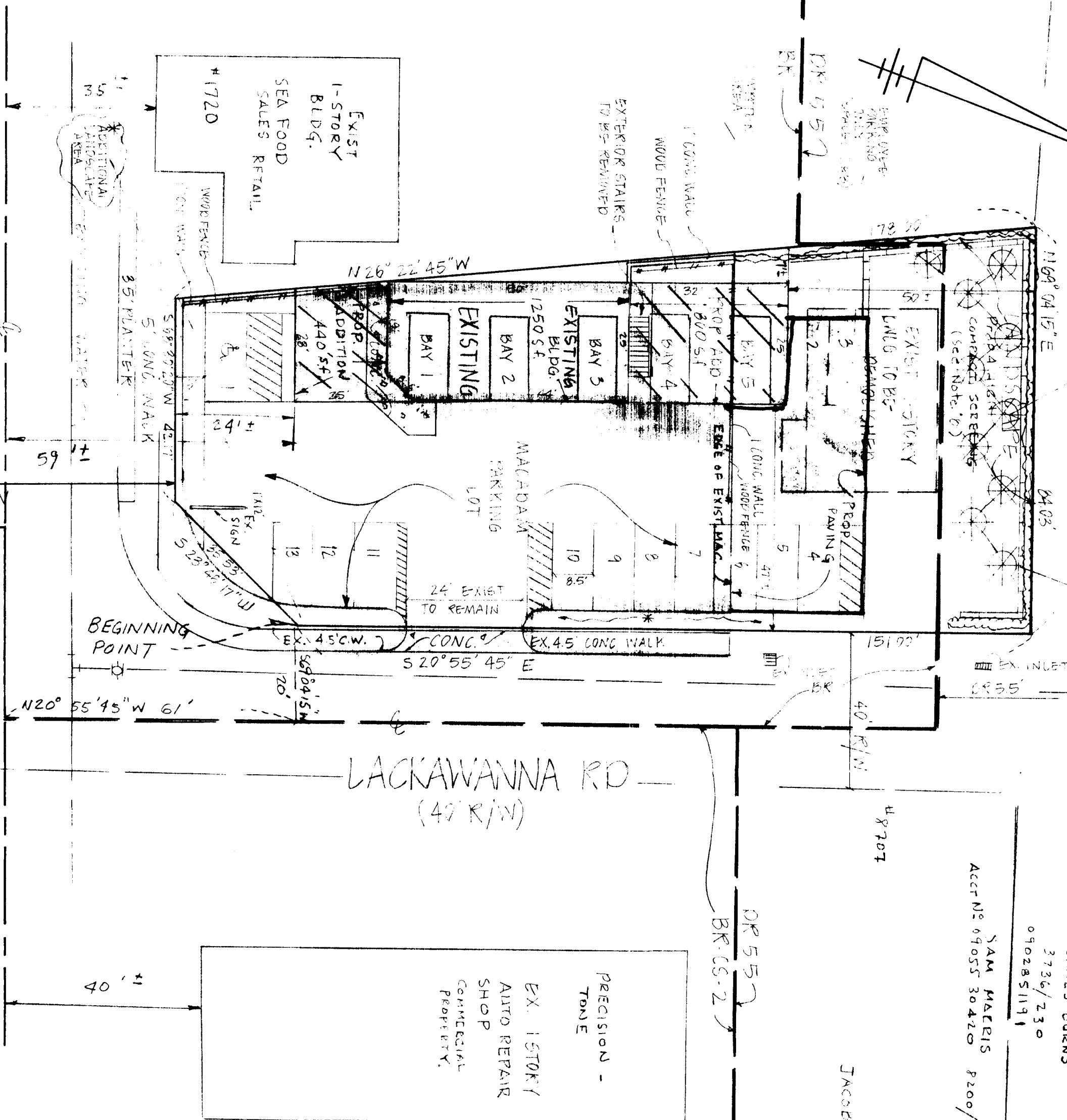
SAM MACRIS
304200/789

JACOB N. HALLOPETER TRACT

DR 55
BR 55-2

LACKAWANNA RD
(40' R/W)

JOPPA RD
(70' R/W)



Proposed Addition

EXISTING BLDG.

EXISTING MAC.

EXISTING BLDG.

EXISTING BLDG.

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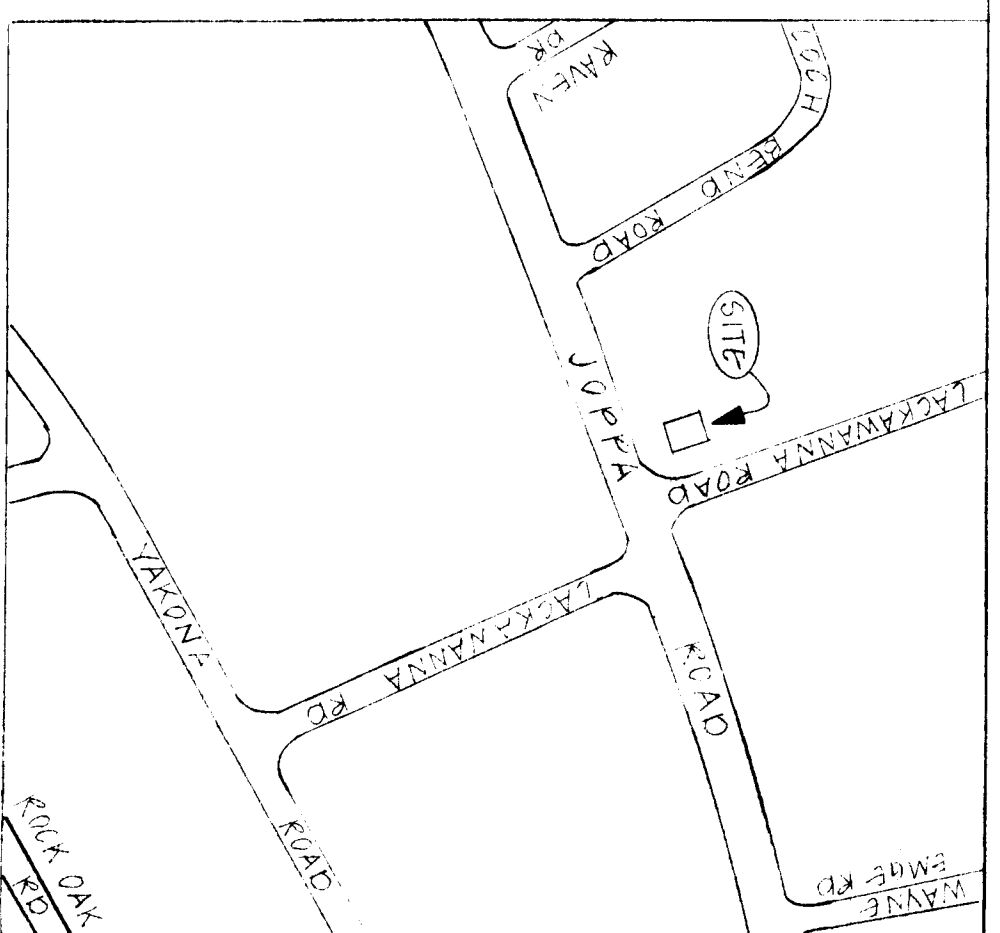
EXISTING BLDG.

EXISTING BLDG.

EXISTING BLDG.

EXISTING BLDG.

EXISTING BLDG.



NOTES:

1. TOTAL AREA OF SITE: 0.2 AC, 13200 sq ft

2. EXISTING ZONE: BR 55-2

3. ARE A COVERED IN = 0.0 AC

4. EX. USE: CARPORT & RESIDENTIAL (PROPOSED)

5. PROPOSED AUTO REPAIR

6. AREA ZONED IN BR 55-2

7. EX. USE: RESIDENTIAL

8. OFF. USE: LANDSCAPING

9. OFF. STREET PARKING

10. PROPOSED ADDITION

11. EXIST. BLDG. - 1200 sq ft

12. PROPOSED ADDITION - 1000 sq ft

13. TOTAL PROVIDED 10 (INCLUDED 1 PARKING SPACE FOR H.C.)

14. ALL SPACES TO BE 6.5 X 18' MIN.

15. PROPOSED ADDITION LOT TO BE PAVED

16. VARIANCE REQUESTED TO ALLOW A 0 TO 7' SIDE YARD

17. ALL SCREENING SHALL BE WHITE PINE (4' MIN. HIGH) 10%

18. EXISTING SIGN ON PROPERTY TO CONFORM TO BALTIMORE

19. COUNCILMANIC DISTRICT: 4

20. NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

21. FLOOR AREA RATIO = 2400 sq ft / 13000 sq ft = 18% < 2

22. ZONING HISTORY

23. CASE # 78-174 ASPH

24. CASE # 80-150 ASPH

25. CASE # 80-150 ASPH

26. CASE # 80-150 ASPH

27. CASE # 80-150 ASPH

28. CASE # 80-150 ASPH

29. CASE # 80-150 ASPH

30. CASE # 80-150 ASPH

31. CASE # 80-150 ASPH

32. CASE # 80-150 ASPH

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47. CASE # 80-150 ASPH

48. CASE # 80-150 ASPH

49. CASE # 80-150 ASPH

50. CASE # 80-150 ASPH

51. CASE # 80-150 ASPH

52. CASE # 80-150 ASPH

53. CASE # 80-150 ASPH

54. CASE # 80-150 ASPH

55. CASE # 80-150 ASPH

56. CASE # 80-150 ASPH

57. CASE # 80-150 ASPH

EXHIBIT #3

MICROFILMED

#5493

OWNER:

SARANDOS & EVA MACRIS

109 TREKAKONE ROAD

TIMONIUM, MD 21093

ACT. NO. 0923005530

5467/104

PLAN TO ACCOMPANY APPLICATION
FOR ZONING VARIANCE

LOT #2

ELECTION DISTRICT #9

BALTIMORE CO, MD

SCALE: 1"=20'

APPROVED 27.1996

REV. SEPT. 25, 1996

ITEM #102

EXHIBIT #3

DEVELOPMENT
ENGINEERS, INC.

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
828-9000

RESIDENTIAL
DONALD VIKRAITIS
ACCT. NO. 0902200030
6986/1

EXIST. 1 1/2
STORY
FRAME
DWLG
#8706

Lot 8

EXIST.
FRAME
DWLG
#8711

JAMES BURNS
3736/230
0902851191

ACC. NO. 09055 30420 8200/780
SAM MAERIS

JACOB M. HOLLOPETER TRACT

VICINITY MAP: 1"=200'

- NOTE:
- 1 TOTAL AREA OF SITE: 0.31 AC ±, 13503.0 S.F.
 - 2 PROPERTY ZONED BR AND DR 5.5
 - 3 AREA ZONED B.N. = 0.27 AC ±
 - 4 EX. USE - CARRY OUT & RESIDENTIAL (TO BE RELEASED)
 - 5 PROP. USE - AUTO REPAIR
 - 6 AREA ZONED D.A. 5.5 - 0.04 AC ±
 - 7 EX. USE - RESIDENTIAL
 - 8 PROP. USE - LANDSCAPING
 - 9 NO. OF SPACES REQUIRED
 - 10 PROP. ADDITION - 800 S.F.
 - 11 EXIST. BLDG. - 1200 S.F.
 - 12 PROP. ADDITION 440 TOTAL 2440 S.F. $\times 3.3 = 9$
 $\frac{1000 \text{ S.F.}}{1000 \text{ S.F.}} = 9$
 - 13 TOTAL PROVIDED 9 (INCLUDES 1 PARKING SPACE FOR H.C.)
 - 14 ALL SPACES TO BE 8.5' X 18' MIN
 - 15 PROP. PARKING LOT TO BE PAVED
 - 16 VARIANCE REQUESTED TO ALLOW A 0 TO 1' SIDE YARD
 - 17 INSTEAD OF THE REQUIRED 30'
 - 18 ALL SCREENING SHALL BE WHITE PINE (4 MIN. HIGH) 10' WIDE
 - 19 STAGGERED
 - 20 EXISTING SIGN ON PROPERTY TO CONFORM TO BALTIMORE CO. ZONING REGULATIONS
 - 21 CO. COUNCILMANIC DISTRICT: 4
 - 22 NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 - 23 FLOOR AREA RATIO = $\frac{2440 \text{ S.F.}}{13503 \text{ S.F.}} = 18\% < 2$
 - 24 ZONING HISTORY
 - 25 CASE # 76-174 ASPH
 - 26 CASE # 83-50 A
 - 27 CASE # 80-150 ASPH *

PLAN TO ACCOMPANY APPLICATION
FOR ZONING VARIANCE

No 1722 E JOPPA ROAD
LOT NO 2
ELECTION DISTRICT NO 9
BALTIMORE CO., MD
SCALE: 1"=20'
AUGUST 27, 1990

ITEM # 102

OWNER:
SARANDOS & EVA MACKIS
109 TREGARONE ROAD
TIMONIUM, MD 21093
ACCT. NO. 0923005530
5467/104

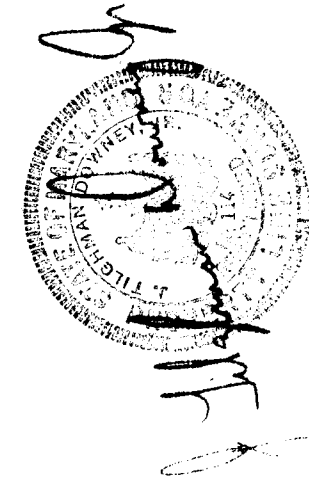
MICROFILMED

JOPPA RD
48' PAVING
(70' R/W)

DEVELOPMENT
ENGINEERS, INC.
200 East Joppa Road
Room 101 Shell Building
Towson, Maryland
878-9060

200 East Joppa Road
Room 101 Shell Building
Towson, Maryland
878-9060

#5493





1994 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

DATE OF PHOTOGRAPHY
JANUARY 1986

DATE OF MICROFILMED

BY BAYNESVILLE

CHARTMAN, COUNTY COUNCIL

SCALE 1" = 200'

LOCATION

OAKLEIGH

NE

10-C

SHEET

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IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NWC Joppa Road and Lackawanna * ZONING COMMISSIONER
Road 1722 E. Joppa Road
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District * Case No. 97-101-A
Sarandos Macris, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1722 E. Joppa Road in the Towson/Loch Raven community of Baltimore County. The Petition is filed by Sarandos Macris and Eva Macris, his wife, property owners. Variance relief is requested from Section 238.2 of the Baltimore County Zoning Regulations (BCZR) to allow a side/rear yard setback of 0 ft. to 7 ft. in lieu of the required 30 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Sarandos A. Macris, property owner. Also present was his son, Thomas Macris, and William Monk, a Land Use Consultant, engaged by the Petitioner. Numerous residents of the surrounding community appeared and testified in opposition to the request. Serving as spokesman for these members of the community were Wayne Skinner of the Towson/Loch Raven Community Council, Inc., and Donna Spicer. A full record of those who attended and participated at the hearing is contained within the Citizen Sign-in Sheet, which has been placed in the case file.

Testimony and evidence offered on behalf of the Petitioner was that the site is approximately .31 acres in area, split zoned B.R. and D.R.5.5. This property is located at the northwest corner of the intersection of Joppa Road and Lackawanna Road. The property is roughly rectangular

in shape with narrow frontage along Joppa Road but a significant depth along Lackawanna Road. The front portion of the site facing Joppa Road is zoned B.R. This business zoning classification dominates a majority of the site, however, a small strip of the property is zoned D.R.5.5. That area is in the rear of the property towards the residential community along Lackawanna Road. The frontage of the property is commercial in use and appearance, consistent with the use of the commercial business corridor of Joppa Road in this vicinity.

Presently, the site is improved with an existing brick building which is used as a pizza shop. A small freestanding building is also located on the front of the property adjacent to Joppa Road and is used as a snowball stand. The rear portion of the site is improved with an existing one story building most recently used as a dwelling. The existing brick building will be retained, however, additions will be added to both sides thereof so as to create a 5 bay service garage. The snowball stand building will be removed as will the dwelling to the rear. The parking area will also be enlarged and upgraded so as to provide 18 spaces in total. An area of landscaping, to buffer the site from the residential community to the rear, will also be added. All of the proposed improvements are more particularly shown on Petitioners' Exhibit No. 3.

Mr Monk testified extensively about the existing site and proposed improvements as outlined above. He also discussed the need for variance relief as set forth in the Petition. In this regard, the existing building immediately abuts the side property line shared with the adjacent site known as 1720 Joppa Road. That adjoining property is presently utilized as an existing one story seafood sales business. Mr. Monk also described in detail the landscaping which will be installed. An area of heavy landscaping will be placed in the rear of the site to buffer the use from

the residential community which begins on Lackawanna Road immediately to the rear of the subject site. Landscaping will also be upgraded and added around the perimeter of the site. Mr. Monk noted that the proposed building would be 2440 sq. ft. in area and that the means of vehicular access to the property would remain the same. That is, no new curb cut is proposed along Joppa Road, rather, vehicular access will be by way of an entrance/exit onto Lackawanna Road. Mr. Monk's testimony was that variance relief is required because of the unique configuration of the lot. Particularly, he observed that same is very narrow and that strict adherence to the setback requirements would not permit a practically sized building on the property. He also observed that, in that the existing building would be utilized, there would be no greater impact to the neighboring property than what presently exists.

The Protestants who testified are all opposed to the proposed use of the property. They expressed legitimate concerns over traffic, noise and impacts associated with the proposed service garage. However, as I noted at the hearing, the matter before me is not a "use" case. The Baltimore County Zoning Regulations expressly permit service garages on any property zoned B.R. Thus, the use proposed here is permitted by right. The narrow question presented by the Petitioner is whether setback variance relief should be granted.

Nonetheless, the Petitioner has apparently made efforts to satisfy the surrounding community. In this regard, a list of 22 conditions was submitted by Mr. Skinner on behalf of the Towson/Loch Raven Community Council. The items on this list, dated October 8, 1996, (copy attached hereto) have been agreed to by the Petitioner. Thus, pursuant to the request by the parties, the items on this list shall be added as conditions precedent to the relief granted herein. In my judgment, these

restrictions are appropriate and it is hoped that they will give the residents some measure of comfort with regard to the potential impact of the proposed business.

In any event, turning to the Petition for Variance, it is clear that same should be granted. I am persuaded that the Petitioner has satisfied the requirements of Section 107 of the BCZR and the case law. The uniqueness of this property is based upon its configuration and narrow width. Strict adherence to the setback regulations is not practical or possible. Moreover, there was no evidence that the grant of the relief would cause adverse impact on the directly affected property containing the seafood sales operation (1720 Joppa Road). The proposed use will not be any different from the existing location of the building and present setback. Lastly, I find that strict adherence to the zoning regulations would cause a practical difficulty upon the Petitioner, in that an insufficiently sized building envelope would result if variance relief were denied.

Finally, it is to be noted that the Protestants also requested that a sidewalk be placed along the entire length of the property along Lackawanna Road. Although a sidewalk is shown on a portion of the property, the Petitioner does not wish to extend same beyond the location as shown on the plan. The community believes that this sidewalk is appropriate and will be helpful to residents and employees who work in the nearby elderly home.

Upon due consideration, I will not require further extension of the sidewalk. Such extension has not been requested by the Dept. of Public Works, or any other County agency, as part of its review process. Moreover, based on my site visit, extension of the sidewalk is not warranted. I noted that the adjacent property down Lackawanna Road does not have a sidewalk, thus, extending the sidewalk on the subject property does not

ORDER RECEIVED FOR FILING
Date 10/23/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 10/23/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 10/23/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 10/23/96
By [Signature]

provide a pedestrian passageway to the interior residential community. I will, however, impose the conditions set forth above, as well as the comments set forth above, as well as the comments offered by the Zoning Plans Advisory Committee.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of October, 1996 that a variance from Section 238.2 of the Baltimore County Zoning Regulations (BCZR) to allow a side/rear yard setback of 0 ft. to 7 ft., in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, the Office of Planning and the Development Plan Review Division, are adopted in their entirety and made a part of this Order.

3. The Petitioner shall comply with the 22 conditions submitted by the Towson/Loch Raven Community Council, dated October 8, 1996, (copy attached hereto).

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 21, 1996

Mr. and Mrs. Sarandos A. Macris
109 Tregarone Road
Timonium, Maryland 21093

RE: Case No. 97-101-A
Petition for Zoning Variance
Property: 1722 E. Joppa Road

Dear Mr. and Mrs. Macris:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

[Signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Mr. William Monk, 222 Bosley Avenue, Suite C-6, Towson, Md. 21204
c: Mr. Wayne Skinner, c/o Towson/Loch Raven Community Council, 1813 Edgewood Road, Baltimore, Maryland 21234
c: Ms. Donna Spicer, 8719 Edgington Road, Balto. Md. 21234



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1722 E. Joppa Road
97-101-A which is presently zoned BC&DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto, and made a part hereof, hereby petition for a Variance from Section(s) 238.2 TO PERMIT
A SIDE/REAR SETBACK OF 0'-7" IN LIEU OF THE
REQUIRED 30' SIDEYARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1. EXISTING BUILDING HAD A VARIANCE, WITH AUTO REPAIR NEEDED TURNING INTO BAYS RESTRICTED, WOULD LIKE TO EXTEND FRONT WALL OF PROPOSED BAYS, IN LIEU OF
2. PROPERTY LONG & NARROW CANNOT MOVE PROPOSED ADDITION TO LACKAWANNA ROAD OR WOULD NEED FRONT YARD VARIANCE.
3. CANNOT TURN 180° TO FACE OPPOSITE PROPERTY TO MAINWAY
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lender:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

(Use to solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

SARANDOS MACRIS

(Type or Print Name)

[Signature]

EVA MACRIS

(Type or Print Name)

[Signature]

Address

109 TREGARONE ROAD 410-9183

City

Timonium

State

MD

Zipcode

21093

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

WILLIAM MONK

(Type or Print Name)

222 BOSLEY AVE

Address

City

Baltimore

State

Md

Zipcode

21234

Phone No.

494-8931

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

ALL OTHER

REVIEWED BY: R.T.

DATE: 9-3-96

ITEM# 102

DEVELOPMENT
ENGINEERS, INC.

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21286
(410) 828-9060

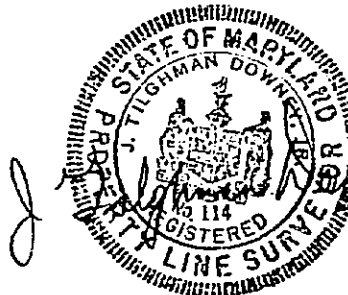
97-101-A

AUGUST 28, 1996

DESCRIPTION FOR VARIANCE
AT 1722 E. JOPPA ROAD

BEGINNING for the same at a point distant the two (2) following courses and distances from the intersection formed by the centerlines of Joppa Road (70' right-of-way) and Lackawanna Road (40' right-of-way): (1) N 20° 55' 45" W, 61 feet and (2) S 69° 04' 15" W, 20 feet to the true point of beginning; thence S 23° 46' 17" W, 35.53 feet, thence S 88° 30' 20" W, 42.17 feet, thence N 26° 22' 45" W, 178.00 feet, thence N 69° 04' 15" E, 84.03 feet, thence S 20° 55' 45" E, 151.00 feet to the PLACE OF BEGINNING.

As recorded in Deed 5467, folio 164.



J. Tilghman Downey, Jr.

ITEM# 102

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed rezoning of the property identified herein in the County of Baltimore, Maryland, at the County Office Building, 111 West Chesapeake Avenue, Room 106, on Tuesday, October 8, 1996, at 2:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: 97-101-A
1722 E. Joppa Road
NAC Joppa Road and Lackawanna Road
9th Election District - 4th Councilmanic
Legal Owner(s): Sarandos Macris and Eva Macris

Variances to permit a side/rear setback of zero to 7 feet in lieu of the required 30 foot side yard.
Hearing: Tuesday, October 8, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204
Phone: 887-3353
Fax: 887-3351

Printed with Soybean Ink on Recycled Paper

CERTIFICATE OF PUBLICATION

TOWSON, MD. 9-19-1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-19-1996

THE JEFFERSONIAN,
A. Hemmison
LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

97-101-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 102 Petitioner: SARANDOS MACRIS

Location: 1722 E. JOPPA RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SARANDOS MACRIS

ADDRESS: 109 TRAGARONE RD.

TIMONIUM RD. BETH. MD. 21293

PHONE NUMBER: 665-9683

Printed with Soybean Ink on Recycled Paper

TO: FUTURE PUBLISHING COMPANY
September 19, 1996 Issue - Jeffersonian

Please forward billing to:

Sarandos Macris
109 Tragaron Road
Timonium, MD 21093
665-9683

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-101-A (Item 102)
1722 E. Joppa Road
NAC Joppa Road and Lackawanna Road
9th Election District - 4th Councilmanic
Legal Owner(s): Sarandos Macris and Eva Macris

Variances to permit a side/rear setback of zero to 7 feet in lieu of the required 30 foot side yard.

HEARING: TUESDAY, OCTOBER 8, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 19, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-101-A (Item 102)
1722 E. Joppa Road
NAC Joppa Road and Lackawanna Road
9th Election District - 4th Councilmanic
Legal Owner(s): Sarandos Macris and Eva Macris

Variances to permit a side/rear setback of zero to 7 feet in lieu of the required 30 foot side yard.

HEARING: TUESDAY, OCTOBER 8, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Sarandos and Eva Macris
William Monk

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 2, 1996

Mr. and Mrs. Sarandos Macris
109 Tragaron Road
Timonium, MD 21093

RE: Item No.: 102
Case No.: 97-101-A
Petitioner: Sarandos Macris, et ux

Dear Mr. and Mrs. Macris:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 3, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: October 1, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 1722 E. Joppa Road

INFORMATION:

Item Number: 102

Petitioner: Macris Property

Property Size:

Zoning: BR & DR 5.5

Requested Action:

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The proposed redevelopment of the site was granted a limited exemption pursuant to Section 26-238(A7) of the Baltimore County Development Regulations 9/16/96. The petitioner has submitted a redlined plan (received September 11, 1996) which shows landscaping treatment on Joppa Road and along the rear and side property line, a dumpster to the west of parking spaces eight and nine, as well as parking spaces perpendicular to Lackawanna Road.

Due to the existing location of the building, and the irregular nature of the site, this office supports the granting of the setback variance, provided the following comments are addressed:

1. The landscaped area as shown along Joppa Road, consisting of a nine foot wide area (three feet within the right-of-way, six feet within the property) should contain street trees, Zelkova serrata and low plantings. This will be compatible with community/county efforts to revitalize the Joppa Road corridor as per the Loch Raven Village Community Conservation Plan.
2. A final landscape plan should be submitted to the Office of Planning for review prior to approval by the County Landscape Architect.

Prepared by: Jeffrey W. Long

Division Chief: Enay Kears

AFK:JL:lw

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Sept. 19, 1996
Department of Permits & Development
Management

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 16, 1996
Item No. 102

The Development Plans Review Division has reviewed the subject zoning item. The parking/service lot must be setback ten feet from public right-of-way.

Please remove Note #8.

A Schematic Landscape Plan must be prepared by a landscape architect.

A Final Landscape Plan must be approved prior to the release of permits.

RWB:HCO:jrb

cc: File

ZONE26D

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/19/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 09, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 94, 95, 96, 97, 99, 100, 101 and 102.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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TO: PDM

DATE: Sept 9, 91

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Sept 9, 91

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

102	103
99	94
100	
96	
97	

RBS:sp
BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 108

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Smail at 410-545-5581 if you have any questions

Thank you for the opportunity to review this item.

Very truly yours

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-725-2268 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 2120

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 2120



Towson - Loch Raven Community Council, Inc.
P.O. Box 27682
Towson, Maryland 21285-7682

October 8, 1996

1722 E. Joppa Road - Proposed Restrictions

- 01) Days of operation - Monday thru Saturday. *OK*
- 02) Mechanical hours of operation
Monday thru Friday - 8:00 am to 6:00 pm *OK*
Saturday - 8:00 am to 4:00 pm
Sunday - closed
- 03) Office hours of operation - one hour before and one hour after *OK*
mechanical hours.
- 04) No parking for staff and/or customers on Lackawanna Road. *OK*
- 05) Delivery trucks for service garage can not exit via
Lackawanna Road thru the neighborhood. Must use *OK*
Lackawanna Road directly to E. Joppa Road.
[when leaving the lot, vehicles must turn right]
- 06) Dumpster - affix dumpster to a concrete pad and provide a
board on board fence to screen the dumpster. It will be *OK*
located on the north side of the site.
- 07) Building - exterior to be constructed with brick skin,
cordory block or similar treatment. *OK*
- 08) Fencing - board on board fencing between residential areas
and business use. Owner must agree to maintain fence. *OK*
- 09) Buffer - landscaping between residential areas and business
use. Owner must agree to maintain buffer. *OK*
- 10) Lighting - shield away from residential areas. *OK*
- 11) Landscaping along E. Joppa Road - one parking spot removed
to provide more area for landscaping (will be ten feet). *OK*
- 12) Maintenance of Landscaping - owner is responsible for the care
and maintenance of landscaping. Dead bushes, trees, flowers,
etc. are to be replaced by owner. *OK*

O V E R

- 13) The owners shall submit for review and approval a landscape plan to the County's Landscape Architect. The details of this plan shall be mutually agreed by the owner and the County's architect. Particular emphasis shall be given to screen the nearby residences. *OK*
- 14) Provide ample parking on commercial site (5 bay and about 13 spaces are to be provided). *OK*
- 15) Signage - use existing pole. Nothing should be added to the base of the pole. It could block drivers' vision when coming out of Lackawanna Road. *OK sign will be gone as sign move*
- 16) The owner shall not allow damaged or disabled vehicles to be stored outside of the service garage. *OK*
- 17) Untagged vehicles will not be stored on the site or on the public street nearby. *OK*
- 18) No vehicles shall be sold from this location. *OK*
- 19) Customers' cars are not to be test driven throughout the neighborhood - Lackawanna Road, Wayne Avenue and Emge Road. *OK*
- 20) Residue from cleaning the service bays is not to be washed or placed into the storm drains. *OK*
- 21) There shall be no underground tanks or sale of fuel on the site. *OK*
- 22) Upon request and reasonable notice, the owner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Zoning Commissioner's Order. *OK*

Wayne Skinner

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

[illegible]

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
WAYNE SKINNER	1813 EDGEWOOD RD 21234
ANDREW D. MARTINO	8724 LACKAWANNA RD 21234 <small>Calverton, New York 11731</small>
DANA SPICER	8719 EDWINTON RD 21234 <small>LACRO</small>
CAROL A. KELLY	8743 LACKAWANNA RD 21234
ROBERT E. KELLY	8703 LACKAWANNA RD 21234
RUSSELL J. KNESS	8745 LACKAWANNA RD 21234
Richard L. Burns	8712 LACKAWANNA AVE. 21239
RICHARD S. BURNS	
GREG C. COCHRAN	8730 LACKAWANNA RD 21234
Gregory T. Cochran	8740 LACKAWANNA RD 21234
ERIC SCHMIDT	8717 EDWINTON RD 21234
DONALD VIERKATIS	3128 LACKAWANNA RD 21234 <small>CRIMMIDOWN COUNTRY</small>
PAUL GUZZO	1826 CRIMMIDOWN RD 21234

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903



1722 E. JOPPA ROAD

Plot 1A

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903



ADJACENT LAND USE : WEST SIDE



Plot 1B

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903



ADJACENT LAND USE
LACKAWANNA ROAD

GREEN HOUSE : ZONED BR
TO BE RAZED AS PART OF THE PROPOSED DEVELOPMENT

WHITE HOUSE (# 8706) ZONED DR 5.5
TO REMAIN , NOT PART OF THIS PROJECT

Plot 1C

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903



VIEW NORTH

LACKAWANNA ROAD



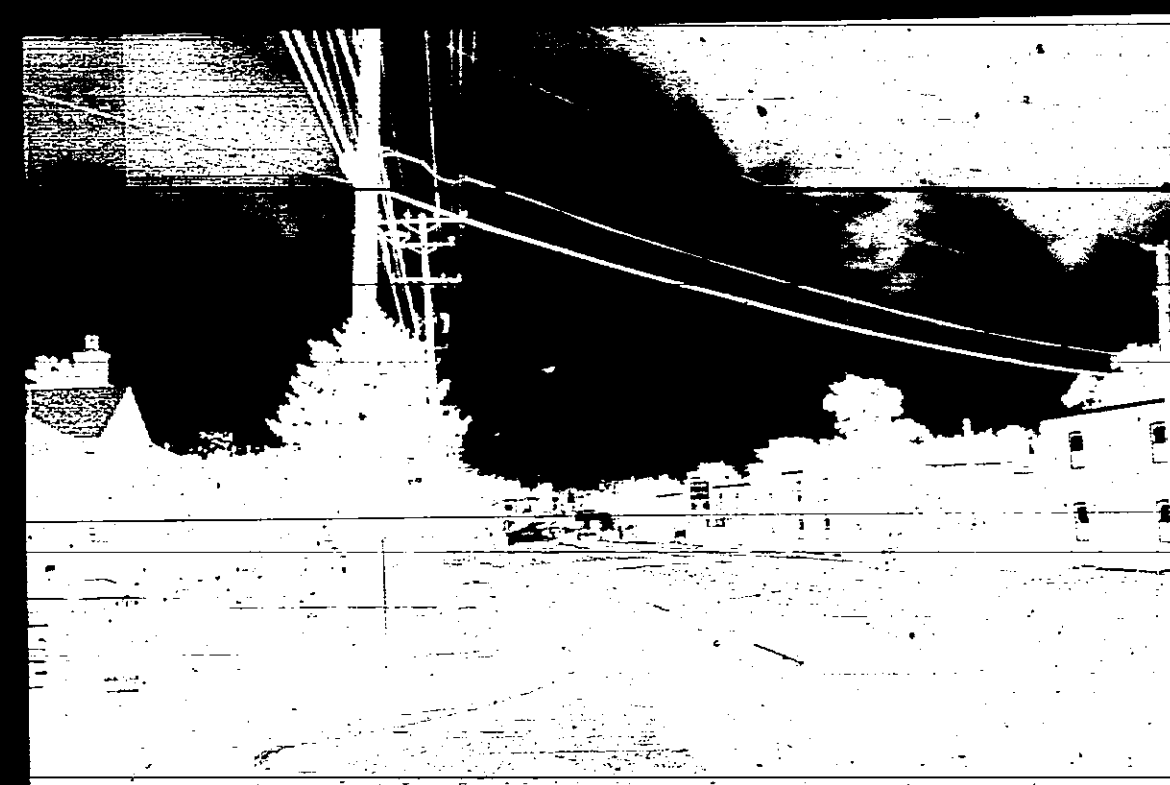
VIEW SOUTH

Plot 1F

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903



VIEW WEST

JOPPA ROAD



VIEW EAST

Plot 1G

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LAND USE PLANNING • LANDSCAPE DESIGN

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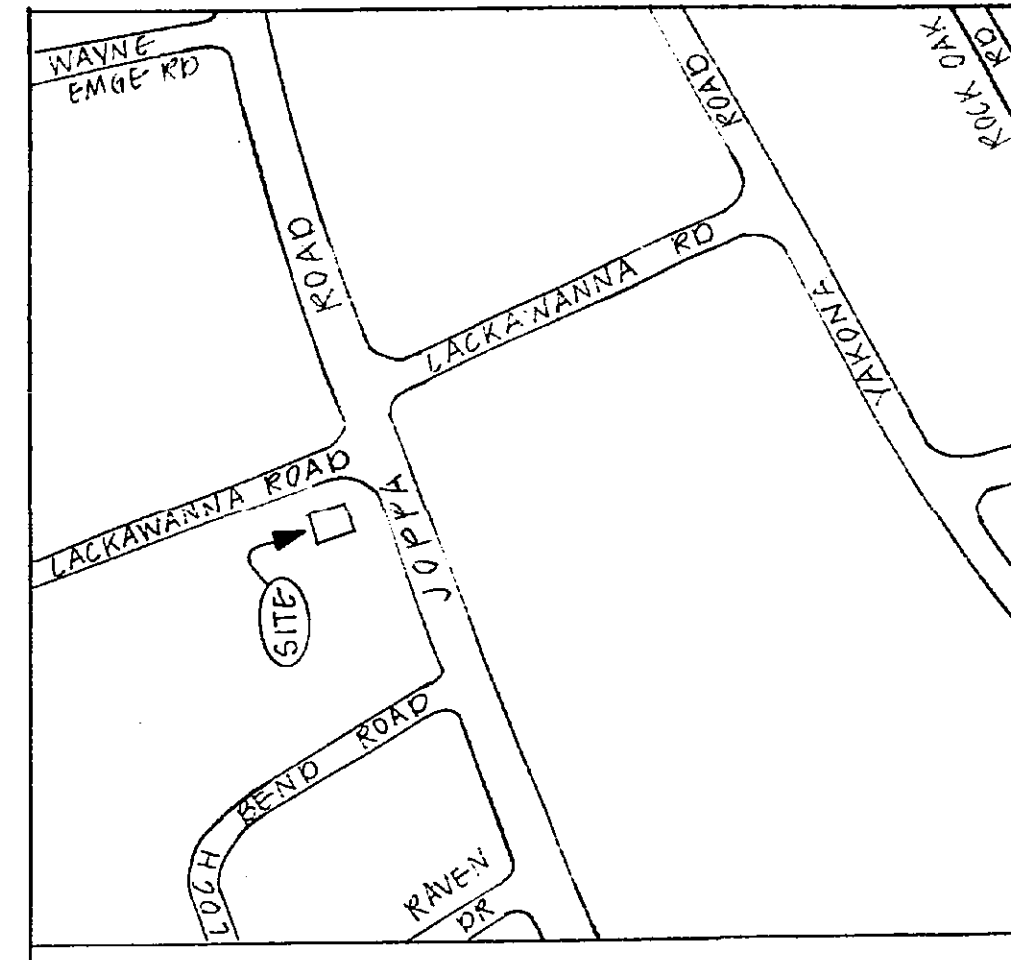


EXISTING LANDSCAPING TO BE REPLACED

Plot 1H



M & H
DEVELOPMENT
ENGINEERS, INC.



VICINITY MAP, 1"=200'

JACOB M. HOLLOPETER TRACT

ALLOT NO. 8055 30450 P200/180

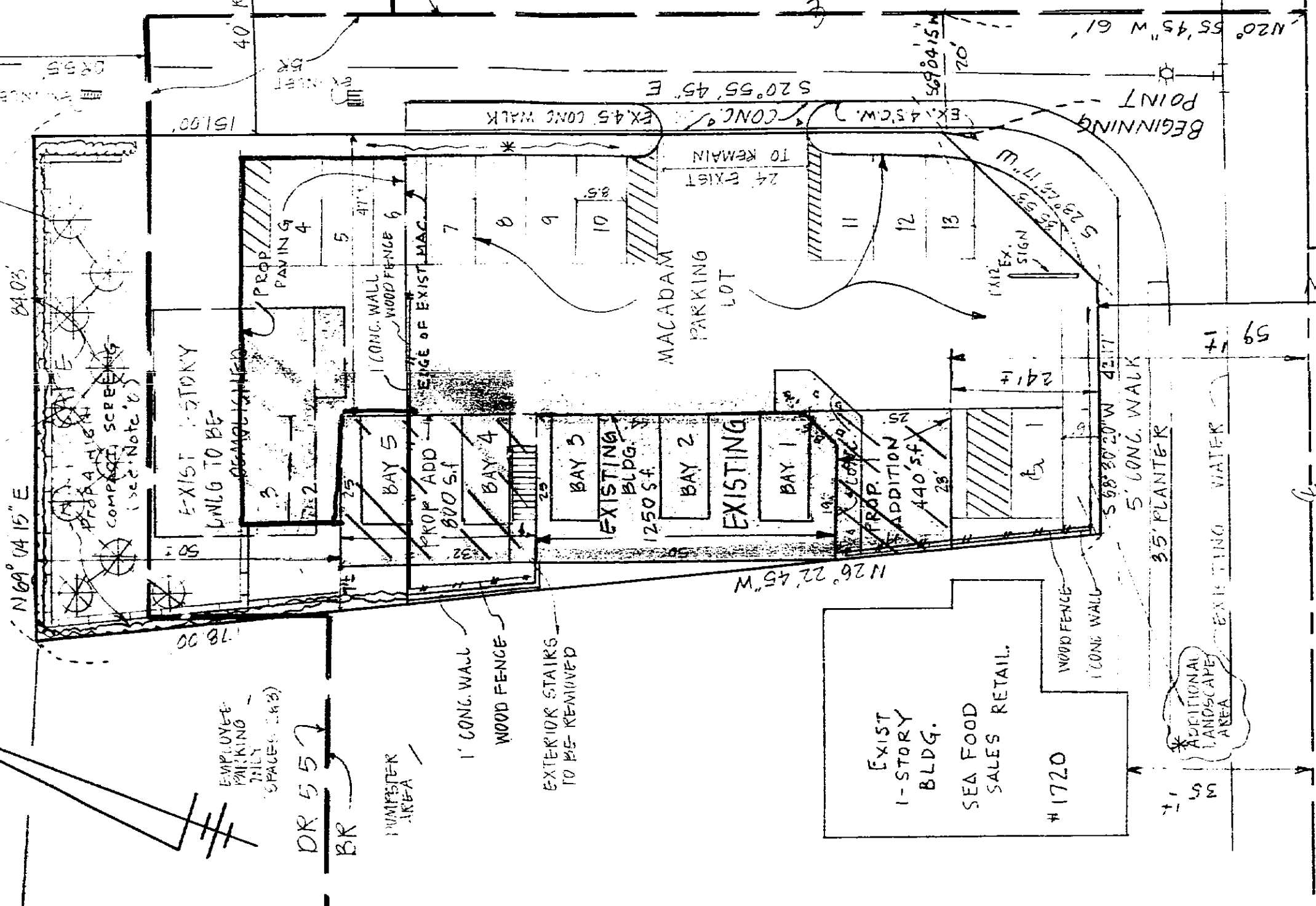
Lot 8

JAMES BURNS
3736/230
0102851131

SAM MACRIS
3736/230
0102851131

EXIST. 1/2
STORY
FRAME
DWLG
#8711

PROP. EVERGREEN
TREES



EXIST. 1-STORY
SEA FOOD
SALES RETAIL
#1720

EXISTING MAC.

EXISTING BLDG.

EX. 1-STORY BAY 1

PROP. ADDITION

PROP. ADDITION

PROP. ADDITION

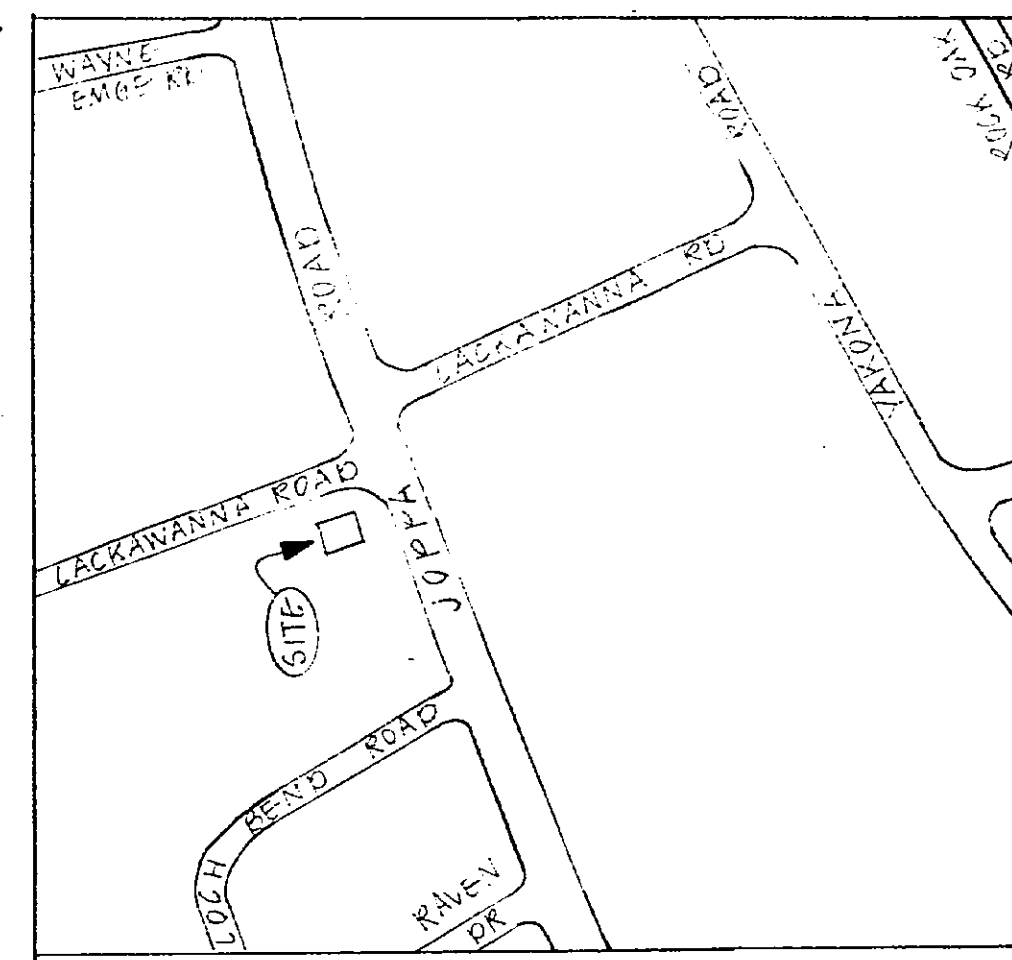
- NOTES:
1. TOTAL AREA OF SITE: 0.91 AC. ± 13,034.6 SQ. FT.
 2. PROPERTY ZONED: R-1 AND DR-5.5
 3. AREA ZONED: R-1 AND DR-5.5
 4. EX. USE: CARRY OUT & RESIDENTIAL (THERE EXIST)
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PLAN TO ACCOMPANY APPLICATION
FOR ZONING VARIANCE
No 1722 E. JOPPA ROAD
LOT NO. 2
ELECTION DISTRICT NO. 9
BALTIMORE, CO. MD
SALE: 1-20
AUGUST 27, 1996
REV. SEPT. 25, 1996
ITEM #102

OWNER:
SARANDOS & EVA MACRIS
104 TREGASKONE ROAD
TIMONIUM, MD 21093
ACT. NO. 0423005530
5467/184

EXHIBIT #3
#5493

DEVELOPMENT
ENGINEERS, INC.
200 East Joppa Road,
Room 101, Timonium,
Maryland
21093



VICINITY MAP, 1"=200'

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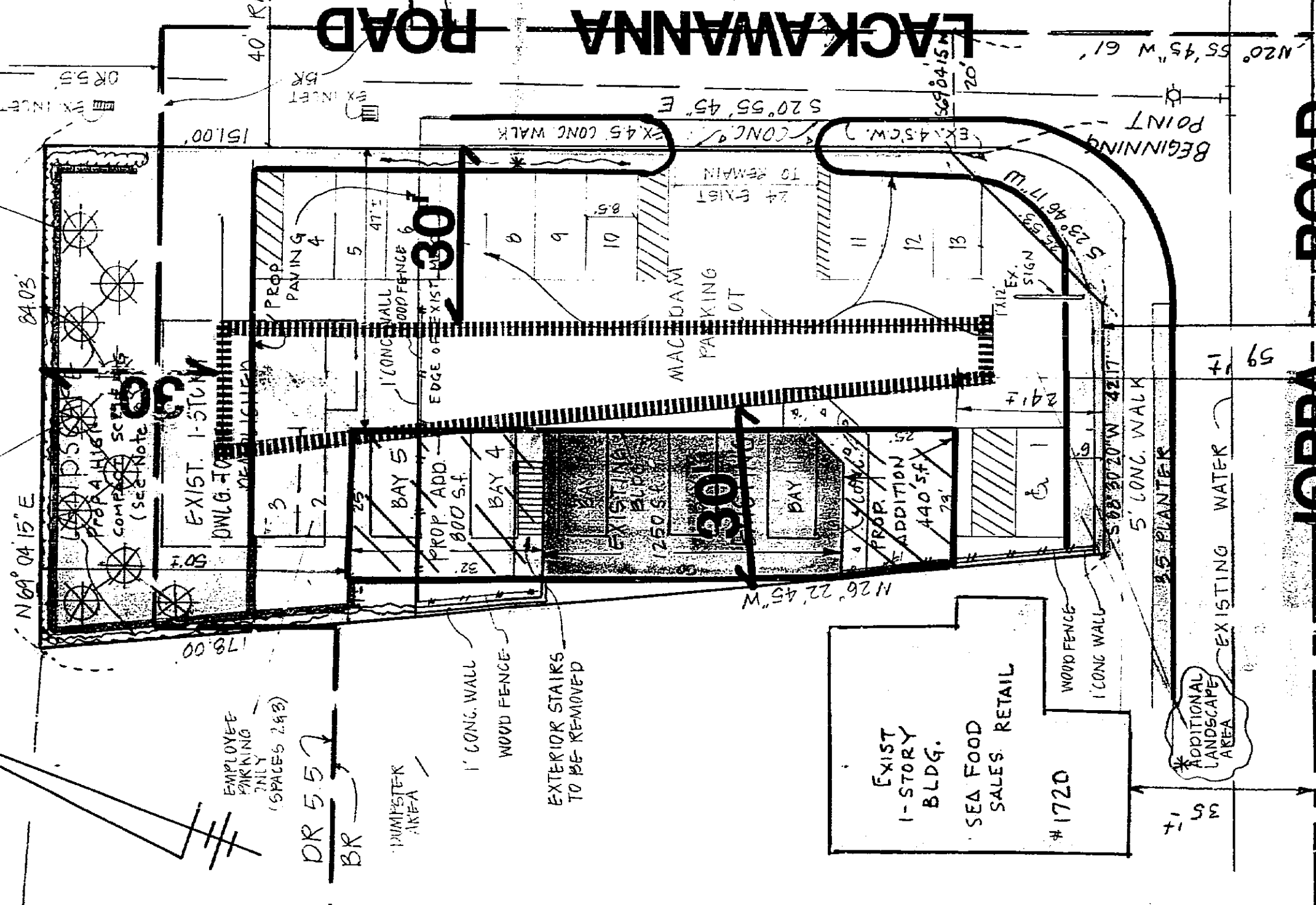
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ENGINEERS, INC.
200 East Joppa Road,
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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William A. Howard, Jr.
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	OAKLEIGH BAYNESVILLE	NE 10-C
DATE OF PHOTOGRAPHY JANUARY 1986		

IN SELECTED AREAS
PHOTOGRAMMETRIC METHODS
APPLIED, MD. 21210

FOR TOWN'S
EXHIBIT 2